153.0	0006	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	823,100 / 823,100
					USE VALUE:	823,100 / 823,100
					ASSESSED:	823,100 / 823,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		EUSTIS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PORTEOUS DAVID J & REBECCA B	
Owner 2:		
Owner 3:		
Street 1:	14 EUSTIS ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	WU ZHENHUA & -
Owner 2:	YANG NINGNING -
Street 1:	11 EUSTIS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1938, having primarily Vinyl Exterior and 1695 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	367,100		456,000	823,100
Total Card	0.115	367,100		456,000	823,100
Total Parcel	0.115	367,100		456,000	823,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 485.58 | /Parcel: 485.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	102034
GIS Ref	
GIS Ref	
Insp Date	04/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 153.0-0006-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	367,300	0	5,000.	456,000	823,300	823,300	Year End Roll	12/18/2019
2019	101	FV	269,300	0	5,000.	427,500	696,800	696,800	Year End Roll	1/3/2019
2018	101	FV	268,800	0	5,000.	353,400	622,200	622,200	Year End Roll	12/20/2017
2017	101	FV	268,800	0	5,000.	324,900	593,700	593,700	Year End Roll	1/3/2017
2016	101	FV	268,800	0	5,000.	296,400	565,200	565,200	Year End	1/4/2016
2015	101	FV	259,000	0	5,000.	290,700	549,700	549,700	Year End Roll	12/11/2014
2014	101	FV	259,000	0	5,000.	270,200	529,200	529,200	Year End Roll	12/16/2013
2013	101	FV	246,300	0	5,000.	257,100	503,400	503,400		12/13/2012

!12044!

PRINT

Date	Time
12/11/20	02:09:49

LAST REV

Date	Time
05/07/18	09:44:56
apro	
12044	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WU ZHENHUA &,	68547-581		12/7/2016		778,000	No	No		
TOOMEY KENNETH	60742-424		12/17/2012		539,900	No	No		
	13138-73		2/3/1977	Family		No	No		N

USER DEFINED

Prior Id # 1:	102034
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/20/2017	1228	Att. Gar	28,000	C				
1/18/2013	81	Redo Kit	36,900	C				
1/10/2013	36	Heat App	8,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2018	MEAS&NOTICE	HS	Hanne S
3/6/2017	SQ Returned	MM	Mary M
5/16/2013	Info Fm Prmt	EMK	Ellen K
5/16/2013	Info Fm Prmt	EMK	Ellen K
11/10/2008	Meas/Inspect	189	PATRIOT
4/12/2001	Inspected	PM	Peter M
12/16/1999	Mailer Sent		
11/22/1999	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	
Total:	456,000	Spl Credit		Total:	456,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE/WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	178.605
Other Features:	118595
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	450988
Depreciation:	83884
Depreciated Total:	367104

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 2					HB 1		

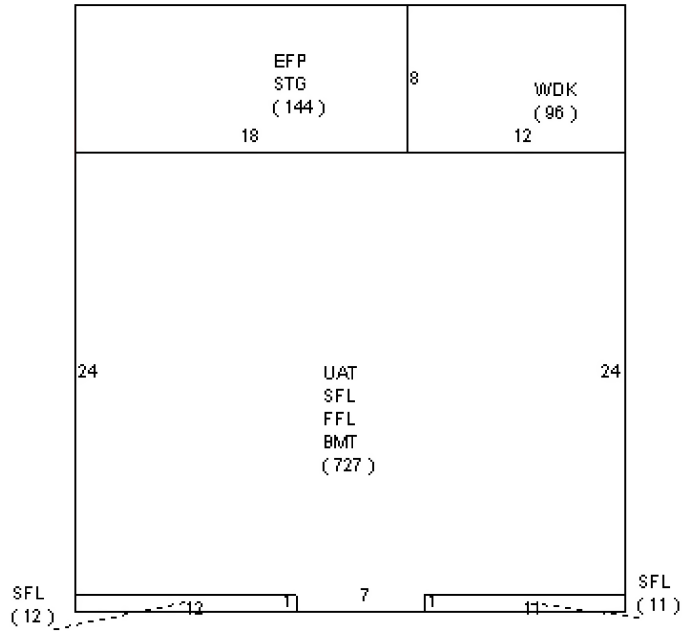
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	178.61
Special Features:	0	Val/Su Net:	132.53
Final Total:	367100	Val/Su SzAd	248.54

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	750	178.610	133,954
BMT	Basement	727	64.030	46,550
FFL	First Floor	727	178.610	129,846
UAT	Upper Attic	182	71.440	12,985
EFP	Enclos Porch	144	45.210	6,510
STG	Storage	144	7.240	1,043
WDK	Deck	96	15.680	1,505
	Net Sketched Area:	2,770	Total:	332,393
Size Ad	1477	Gross Are	3315	FinArea 1695

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0006-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	